

Maple Brook Townhomes

Maple Brook Court
Northfield, MN 55057
(507) 491-5365 - Lori

LLOYD MANAGEMENT takes great pride in welcoming you to Maple Brook Townhomes; a new townhome community that consists of 24 units in 4 buildings.

The two and three bedroom townhome units are approximately 1200 sq. ft. The two-bedroom units have 2 master bedrooms, while the three-bedroom units have 1 master and 2 smaller bedrooms. The first floor of each unit has a ½ bath, with the full bathroom located on the second floor. Each unit's first floor layout is identical, with plenty of closet space on both floors. All appliances including a dishwasher, stove, refrigerator, microwave and a full size washer and dryer are furnished. Each unit has a single stall attached garage.

In addition to the townhomes there is one ADA unit. Approximately a 1000 sq. ft. unit with 2 bedrooms, 1 bath, and an attached garage.

Once units are available to show, we will set up a schedule for showings. The pictures you see online are from another property completed by the same construction company: actual flooring/color schemes will vary.

Water, sewer and garbage costs are included in the rent. Residents pay their own gas and electric. Average utility costs per month to residents are approximately \$150 - \$200.

Maple Brook is care-free living with a site manager who will take care of your unit maintenance, care for the grounds, and look after the general needs of your community. It is a **PET FRIENDLY** property, allowing up to two pets with a **NON-REFUNDABLE PET FEE** of \$500 for the 1st animal, and \$250 for the 2nd. Maple Brook is also a **SMOKE FREE** property, meaning no smoking in the units or garages, or on the grounds.

We are accepting applications at this time. We cannot guarantee an exact move-in date, but will work to provide you the most accurate information at all times. Schedule is dependent on the weather, but we are hoping for May/June timeframe. Each unit is limited to no more than two adults and one vehicle per licensed driver.

The first step in securing a unit is to complete the application. Please read carefully and provide accurate and complete information. Incomplete or illegible applications will be returned. Five units have been set aside for income eligible households, please ask for more information if you feel you may qualify. Verification of income is required.

Income limits for the 5 units are listed below, this is gross income (pre-taxed)

Family Size	Income	Family Size	Income
1	28,850	4	41,200
2	33,000	5	44,500
3	37,100	6	47,800

Application fee of \$50 per household, along with a copy of a valid driver's license for each adult household member is required before we can begin processing your application. Once your application is received, Lloyd Management will check landlord references and run a credit/criminal check. Unit guarantee is based on approval of the above and security deposit.

*** For pre-qualification of households, unit deposit is not required. However, once you are qualified, the full deposit must be received in order to secure the unit.

Two separate payments in the form of check or money order (made payable to Maple Brook) are required, one for \$50 for the application fee and a separate one for the security deposit of \$1000***. **All adult household members are required to complete and sign application and the security deposit agreement.** THE SECURITY DEPOSIT AMOUNT WILL BE RETURNED TO YOU IF YOU ARE DENIED FOR ANY REASON. Should you rescind (withdraw) your application for any reason, the deposit will be forfeited.

Please call if you have any questions!

We hope we can help you make Maple Brook your new home.

**LLOYD MANAGEMENT, INC.
PO Box 1000
135 W Lind Street
Mankato MN 56001**

Check out our website: www.lloydmanagementinc.com

APPLICANT SCREENING CRITERIA – MODEL 1

Fair Housing Statement. Lloyd Management is an equal housing opportunity & fair housing provider. We do not discriminate against persons on the basis of race, color, religion, national origin, sex, familial status, disability, creed, marital status, public assistance, ancestry, and sexual or affectional orientation.

Identification and Application Process. Every person over the age of 18 must give consent to be screened and provide a government issued photo ID. ***Social security card may be required to verify identification.***

Application Requirements. Applications must be filled out completely and accurately. Any misstatements or omissions made on your application may be grounds for denial.

Criminal. An applicant with the following criminal convictions (including open cases) will be denied:

- Any Felony level criminal convictions within 5 years.
- Any Gross Misdemeanor level criminal convictions within 5 years.
- Two or more Misdemeanor level criminal convictions within 5 years – excluding vehicle, traffic, or alcohol related offenses.
- Any application that shows evidence of an OFAC Terrorism or Sexual Predator Registry.

Credit. An applicant with the following credit history will be denied:

- Any unpaid non-medical, non-education collections exceeding \$1,000 placed within the last 2 years.
- Any unpaid public record judgement(s).
- Any unpaid utility collection account(s).
- Any unpaid housing collection account(s).

Housing History. An applicant with the following housing history will be denied:

- An unlawful detainer, eviction, or money owed to a previous landlord.
- A negative reference from a prior landlord including but not limited to late rent payments, damage to property, poor housekeeping, or pest issues.

Income. Income from all sources must be sufficient to pay the applicant's rent and other predictable living expenses. To be counted as household income, amounts must be verifiable, reliable, and predictable.

If you have further questions, you may request a complete copy of our Resident Selection Criteria.





135 West Lind St.
Mankato, MN 56001
(888) 625-5573

Property: _____

FOR OFFICE USE ONLY	
Bldg #/Apt #: _____	_____
Rent Amt. _____	Dep. Amt. _____
Move-in Date: _____	_____
Other: _____	_____

RENTAL APPLICATION – MAX 3 ADULTS

Today's Date: _____ When do you wish to move in? _____ How many bedrooms do you need? _____

Applicant #1: Name (first, middle, last) _____ Date of Birth _____
(mm/dd/yy)

Address _____ City _____ State _____ Zip _____ Phone () _____

Social Security # _____ Email Address _____

Applicant #2: Name (first, middle, last) _____ Date of Birth _____
(mm/dd/yy)

Address _____ City _____ State _____ Zip _____ Phone () _____

Social Security # _____ Email Address _____ Relationship to Applicant #1 _____

Applicant #3: Name (first, middle, last) _____ Date of Birth _____
(mm/dd/yy)

Address _____ City _____ State _____ Zip _____ Phone () _____

Social Security # _____ Email Address _____ Relationship to Applicant #1 _____

OTHER OCCUPANTS RESIDING WITH YOU:

Name	Relationship to Applicant #1	SS#	D.O.B.

LANDLORD REFERENCES/CRIMINAL BACKGROUND:

Applicant #1: Company/Name of Present Landlord/Manager: _____ Rental Period: _____ to _____

Landlord's Street Address _____ City _____ State _____ Zip _____

Phone () _____ Email _____ Rent Amount: _____

Have you ever been evicted or violated your lease? _____ If so, explain, _____

Have you ever been arrested or convicted of a crime? _____ If so, explain, _____

Applicant #2: Company/Name of Present Landlord/Manager: _____ Rental Period: _____ to _____

Landlord's Street Address _____ City _____ State _____ Zip _____

Phone () _____ Email _____ Rent Amount: _____

Have you ever been evicted or violated your lease? _____ If so, explain, _____

Have you ever been arrested or convicted of a crime? _____ If so, explain, _____

Applicant #3: Company/Name of Present Landlord/Manager: _____ Rental Period: _____ to _____
Landlord's Street Address _____ City _____ State _____ Zip _____
Phone () _____ Email _____ Rent Amount: _____
Have you ever been evicted or violated your lease? _____ If so, explain, _____
Have you ever been arrested or convicted of a crime? _____ If so, explain, _____

AUTOMOBILES:

#1 Make _____ Model _____ Year _____ Lic. No. _____ /St _____ Color _____
#2 Make _____ Model _____ Year _____ Lic. No. _____ /St _____ Color _____
#2 Make _____ Model _____ Year _____ Lic. No. _____ /St _____ Color _____

EMPLOYMENT & OTHER INCOME:

Applicant #1: Company Name _____ Contact Person _____
Address _____ City _____ State _____ Zip _____ Phone () _____
Approximate Annual Income _____ Length of Employment _____
Other Income Source _____ Approximate Annual Income _____
(Social Security, Child Support, Alimony, Etc.)

Applicant #2: Company Name _____ Contact Person _____
Address _____ City _____ State _____ Zip _____ Phone () _____
Approximate Annual Income _____ Length of Employment _____
Other Income Source _____ Approximate Annual Income _____
(Social Security, Child Support, Alimony, Etc.)

Applicant #3: Company Name _____ Contact Person _____
Address _____ City _____ State _____ Zip _____ Phone () _____
Approximate Annual Income _____ Length of Employment _____
Other Income Source _____ Approximate Annual Income _____
(Social Security, Child Support, Alimony, Etc.)

TOTAL Annual Household Income (Applicant #1, Applicant #2, Applicant #3) _____

IN CASE OF EMERGENCY:

Applicant #1: Contact _____ Phone () _____
Address _____ City _____ State _____ Zip _____
Applicant #2: Contact _____ Phone () _____
Address _____ City _____ State _____ Zip _____
Applicant #3: Contact _____ Phone () _____
Address _____ City _____ State _____ Zip _____

How did you hear about us? Newspaper Signage Lloyd Mgmt Website Other Website Craigslist Other_____

Do you own an animal? Yes No If yes, what type: _____

Before we can process your rental application it is necessary that you provide accurate and complete information.

Resident selection standards: All applications are screened by a member of Lloyd Management staff before acceptance. The following screening criteria will be applied uniformly to all applicants and will form the basis of final acceptance of this application:

1. **Criminal background check and credit report**
2. Comments from prior landlords
3. Comments from present landlords
4. Comments from other references

Lloyd Management will not discriminate against any person because of race, color, creed, religion, sex, national origin, marital status, status with regard to public assistance, sexual orientation, familial status, or disability.

Applicant hereby understands and represents:

1. That this application is complete and contains all material facts.
2. Applicant hereby gives full authority and permission to verify the information herein with the business and personal references stated.
3. Application represents the statements and information set forth herein are true, correct and complete and understands that Lloyd Management will rely on said information in order to make a decision of whether or not to rent to the applicant.
4. Lloyd Management, at its option, may investigate and verify such information before and after renting to the applicant.
5. **Applicant agrees that if he/she rents, such rental may be cancelled by Lloyd Management in the event that any statement or information furnished by the applicant in this application is false.**

Applicant #1: _____ Date _____

Applicant #2: _____ Date _____

Applicant #3: _____ Date _____



135 West Lind Street | Mankato, MN 56001 | 507.625.5573

Deposit Agreement at _____ (property name)

On this Date _____ Received from _____ toward the Security

Deposit and Carpet Cleaning at Unit # _____ City _____ State _____ Zip _____

Table with 2 columns: Description (Unit Security Deposit, Carpet Cleaning*, Increased Deposit, TOTAL Amount Received) and Amount (\$ _____). Includes 'Cash, Money Order or Check #' field.

This AGREEMENT shall govern refunds of all deposit (s), including deposits for any and all purposes and shall apply to renewals and/or extensions of the RENTAL UNIT LEASE. THE DEPOSIT WILL BE REFUNDED ONLY AFTER EACH AND ALL OF THE FOLLOWING CONDITIONS HAVE BEEN MET and after the appropriate deductions, if any, have been made.

Notice - At least 30 or 60 days (as indicated on your lease) written notice of intent to vacate must be given to owner's representative prior to the ending date of the lease term, renewal period, or extension period.

- 1) FULL TERM - The full term of the rental contract (or any renewal or extension periods) must have ended.
2) RENT PAID - At time of move-out, all rents must be paid in full through the end of the lease term or through the end of the month of any renewal or extension period.
3) FORWARDING ADDRESS - A written copy of residents forwarding address must be left with owner's representative.
4) CLEANING REQUIREMENTS - Please refer to Resident Guide (provided at move-in) section IV. "A Clean Apartment" for full cleaning instructions.

DEDUCTIONS FROM TOTAL SECURITY DEPOSIT

- 5) FAILURE TO CLEAN - If a resident fails to clean, in accordance with the Resident Guide, reasonable charges to complete such cleaning shall be deducted, including but not limited to charges indicated on Resident Inspection Acceptance.
6) OTHER DEDUCTIONS - After inspection by owner's representative, appropriate charges will be deducted for any unpaid sums due under the rental contract, including but not limited to (see #4 and #5 above) damages, repairs or replacement to the unit or its contents.

Management agrees that subject to the conditions listed above, the security deposit will be returned in full at the time of move-out.

This deposit will be returned to you, in full, if Lloyd Management denies you. Management also agrees that this security deposit will be returned only if applicant does not meet our screening criteria and/or the income limitations of rental program.

Initials A security deposit reserves (takes it off the market to any other potential applicant) that unit for you. If for ANY reason, YOU rescind (withdraw) your application, the deposit will NOT BE RETURNED.

X Resident

X Resident

X Management

White - Office

Yellow - Resident